

# CORRECTED MINUTES

(Changes underscored)

## SAN DIEGUITO PLANNING GROUP

P. O. Box 2789, Rancho Santa Fe, California 92067

### MINUTES OF MEETING

JULY 7, 2011

1. CALLED TO ORDER 7:00 P.M.  
PRESENT: Willis, Christenfeld, Weinstein, Dill, Jones, Marks, Lemarie, Epstein, Arvisaud-Benjamin, Clotfelter  
ABSENT: Schlosser, Liska, McGee
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: none
4. OPEN FORUM:
  - A. Neil Weinstein reports that one condition for approval of Chinese Bible Church would require Camino Del Sur to be widened. The City recently began widening of the street, perhaps coincidentally?
  - B. Ira Epstein reports that the proposed cell site on Rancho Valencia has been placed on hold.
  - C. Laurel Lemarie reports that Chaco Clotfelter served as Chair of the 4<sup>th</sup> of July parade, and she offered great kudos for an excellent job!
  - D. Laurel Lemarie reports that Quantum Estates II has filed a petition with the Rancho Santa Fe Art Jury to re-zone the property from single dwellings to multi-dwelling and are proposing 38 units. No decision has been made.
5. GENERAL PLANNING ITEMS:
  - a. **General Plan Update**; Draft response to DPLU re: our position on General Plan drafts, including conservation subdivision language; planning group control of projects through the community plans.
  - b. Review of **proposed tiered option to Equestrian Ordinance** relating to commercial boarding of horses in residential areas, tiered option allowing boarding as a matter of right or with reduced permit requirements based on Planning Commission recommendation to Board of Supervisors. Discussion ensued from the Staff Report received one hour before the meeting. Mid Hoppenrath from Harmony Grove asked for support for limited boarding by home horsekeepers as written in the HG Community Plan. Amy Molenaar from EFHG Town Council also spoke to support this limited boarding for horsekeepers.  
**MOTION** by Jacqueline Arvisaud-Benjamin to recommend the following: In addition to the position of the San Dieguito Planning Group taken at their regular meeting of May 12 and letter submitted by the Chair, Paul Marks, on May 18, we also recommend to retain the requirement that horsekeeping be owner-occupied, prohibit signage for any small boarding or riding facility located within the residential communities, retain the separation of public stables from boarding/breeding stables, and that the Planning Group would not be opposed to small scale 'friendship' boarding with a cap of four horses total (boarding and owned) per property with a ministerial permit. Seconded: Epstein  
Ayes = 10                      nos = 0                      abstain = 0
  - c. Review suggestions for road improvements/ maintenance needed throughout San Dieguito Region  
**POSTPONED TO 7-21-2011**
6. MAJOR PROJECTS AND LAND USE ITEMS:
  - A. **Cavanaugh Property EIR** – commercial property at southeast corner of Concha de Golf and Via de la Valle, entry to Whispering Palms – grading permit for construction of commercial/residential tructures. **OFF CALENDAR**
  - B. AD 10-045 **Lennar – Bridges – Suerte del Este Gate** – electric gate with card reader/keypad for controlling access to Via de las Flores from Suerte del Este –will affect or control access to existing Escondido Creek crossing from RSF to Elfin Forest over existing dirt road – use to be restricted to authorized users of the road - apn 264-650-09-00 Applicant contact: Mike Shapouri; Planner: Laurel Lemarie. **OFF CALENDAR**

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C. **P 10-037 REZ 10-004 CHINESE BIBLE MUP/REZONE – Santa Fe Valley Chinese Church 16919 Four Gee Road n/o Tallus Glen.** Proposed church in Santa Fe Valley Specific Plan area – 1000 seat main sanctuary, to expand to 1500, with classrooms, offices recreation, school, and ancillary uses. 43 ft. high with two 57 ft. towers; S88 zone to RS-2 zone **CONTINUE TO AT LEAST OCTOBER, 2011**

D. **Rancho Cielo SPA05-004, TM5440, TM5441;** Replacement Maps, project totals 23.06 acres, 11 condominium DUs on 'Village Center' parcel, 31 condominium DUs on 'Parcel H'; located at the intersection of Via Ambiente and El Brazo, Camino De Arriba, APNs 265-270-71, 264-410-02, 264-382-16. Applicant: Rancho Cielo Estates, Ltd., Applicant's representative: Robert Chase, Fuscoe Engineering, (858) 554-1500; DPLU Planner: Dennis Campbell, (858) 505-6380; SDPG Planner: Doug Dill, (760) 736-4333. **POSTPONED TO 7-21-2011**

E. **STP 11-005 Bernard Site Plan "D" ("V" Setback) Santa Fe Valley Crosby Lot 300** (end of Road to Utopia cul de sac) APN: 267-210-06-00 1.47A Applicant Contact: Mark Radford (760) 519-9008 Planner: Neil Weinstein (858) 335-5098.

**MOTION** by Neil Weinstein to recommend approval with setbacks per plan. Seconded: Benjamin-Arvisaud  
Ayes = 10                      nos = 0                      abstain = 0

F. **Kreitzer Property - AT&T Mobility Telecommunication Facility MUP 3300-08-003 / located at: 17505 Camino Brisa Del Mar,** San Diego 92127; comprised of 10 antennas, 6 equipment cabinets and a GPS antenna mounted below a gazebo deck behind an RF transparent screen; Applicant: Karen Adler, Plancom (760) 715-3416 / DPLU Planner: Trina Abbott (858) 694-2069 / Planning Group: Don Willis (858) 481-6922

**MOTION** by Don Willis to approve the application, with following conditions: 1) Place no live landscaping in the area between the barrier and the gazebo to reduce any required maintenance in that area, 2) Use a more substantial barrier than "rope and post" as presented in the plans; place the barrier at 20 ft from the antennas and make that barrier 3 ft tall 3) Run the barrier around the antennas having the ends attached to the gazebo, with no unlocked gate for access, 4) Color the finish surface of any access road or path to match and blend in with the surrounding surfaces (dirt), 5) Design into the system a way to "Power Down" the antennas during required maintenance of the gazebo to reduce close-up exposure for the workers.

Seconded: Clotfelter

Ayes = 10

nos = 0

abstain = 0

G. **P10-031 Del Mar Country Club – Verizon Cellular Antennae on roof of clubhouse.** Planning Group: Don Willis (858) 481-6922 **POSTPONED TO 7-21-2011**

7. **REPORTS AND GENERAL DISCUSSION:**

DEL DIOS  
PARKS / TAC/COUNTY PARKS  
GENERAL PLAN 2020 + COMMUNITY PLAN  
SAN DIEGUITO RIVER PARK  
4S RANCH  
RSF ASSOCIATION  
ROADS & TRAFFIC / SANDAG  
EL CAMINO REAL/VIA DE LA VALLE  
ELFIN FOREST

NICOLAS CHRISTENFELD  
JACK MC GEE  
LOIS JONES  
BRUCE LISKA/CHACO CLOTFELTER  
  
BILL SCHLOSSER/LOIS JONES  
BILL SCHLOSSER  
DON WILLIS/JACK McGEE  
DOUG DILL / JACQUELINE ARSIVAUD-  
BENJAMIN

8. **ADMINISTRATIVE MATTERS:**

- A. Consideration and comments on circulation mail
- B. Future agenda items and planning
- C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken, except as noted above.

Meeting adjourned 8:44 p.m.

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